

CITY OF BELMONT
PLANNING COMMISSION MEETING
SUMMARY MINUTES

TUESDAY, MAY 17, 2016 - 7:00 PM

1. ROLL CALL

Commissioners Present: McCune, Mates, Goldfarb, Simpson, Majeski, MacDonald, Chamberlin

Staff Present: Community Development Director de Melo, City Attorney Rennie,
Principal Planner DiDonato, Recording Secretary Turning

- 2. COMMUNITY FORUM** – Alice Mansel and Shirley Chan spoke regarding the closure of Belmont Iceland.
Karen Shane spoke regarding the National Kidney Foundation

3. COMMISSION ANNOUNCEMENT/AGENDA ANNOUNCEMENT

Commissioner Mates attended the Housing Endowment & Regional Trust (Heart's) event last week, noting there was a great turnout with lots of elected officials present including members of Belmont's City Council.

City Council Meeting of May 24, 2016

Liaison: Commissioner: Chamberlin
Alternate Liaison: Commissioner Mates

4. CONSENT CALENDAR

A. Draft Minutes of May 3, 2016

Motion by Commissioner Simpson, seconded by Commissioner Majeski to approve the 5/3/16 minutes.

Motion passed by show of hands 5/2

Commissioner's MacDonald and Chamberlin abstained.

B. Draft Minutes of January 19, 2016

Minutes moved to the June 9, 2016 meeting

C. Request for Extension of Approval - Vacant Lot on Lower Lock Avenue

Motion by Commissioner Chamberlin seconded by Commissioner Goldfarb to approve the Request for Extension

Motion passed by show of hands 7/0

5A. PUBLIC HEARINGS

Amendment of City Code and Zoning Ordinance

Amendments of: 1) the Belmont City Code Chapter 7, Article III, Section 7-15 and 7-16, related to parking, and driveway access; and 2) the Belmont Zoning Ordinance for Section 2 (Definitions), and Section 8 (Off-Street Parking and Loading), related to the number, type, size and location of off street parking spaces for single family residential and duplex properties

Chair McCune confirmed that no one on the Commission had ex-parte communications on this project, commissioners had visited the site, no conclusions were made.

Principal Planner DiDonato summarized the report providing a power point presentation answering questions of the Commission as well.

Chair McCune Motioned to open the Public Hearing.

Residents: Corrine Mangini, Nancy Mangini, Josh Powell, Bryan Townsend, Jeffery Selman, Ken Lien, Jennifer Lien, Kristin Mercer, Karen Shane, Birgit Merian, Modrite Archiband, Josh Portner, Tran, Eric Tabellion, Charlie Akers, Tim Hoffman and Sergey Sergeev requested to speak on the proposed amendment. Each speaker provided comments to the Commission.

Chair McCune motioned to close the Public Hearing

Discussion ensued

MOTION BY: COMMISSIONER MACDONALD SECONDED BY COMMISSIONER MATES TO MOVE THE RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL AMEND SECTIONS 7-15 (*GARAGES AND PARKING*) AND 7-16 (*DRIVEWAY OR VEHICLE RAMP*) OF THE CITY CODE, AND SECTIONS 2 (DEFINITIONS), AND 8 (OFF-STREET PARKING AND LOADING) OF BELMONT ZONING ORDINANCE NUMBER 360 with the added modifications:

1) change the definition for bedroom; 2) limit the parking area that could cross into the public right-of-way; 3) allow for alternative driveway materials; 4) increase off street parking requirements for homes with six or more bedrooms; 5) decrease off street parking requirements for new homes with three bedrooms or less; 6) consider an exception process for parking; and 7) consider design standards for carports

Ayes: MacDonald, Mates, Simpson, Goldfarb, Majeski, Chamberlin, McCune

Noes: None

Motion passed 7/0

6. ADJOURNMENT: Meeting Adjourned at 10:45 pm.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.